

**URBIS 77:
A modern design of the traditional neighborhood development (TND)**

The genesis of creating Urbis 77, a modern, urban, residential neighborhood was formulated by conducting a research and design process as outlined below:

SITE ANALYSIS

1. Cortesian apartment complex, the existing structure, is located ½ mile west of the intersection of Camelback and Scottsdale Road—a major employment, entertainment and shopping area.
2. The neighborhood immediately to the north, south and east is a medium to high-density, pure residential neighborhood without commercial components.

RESEARCH

1. We examined highly successful, well-established neighborhoods that are in close proximity to the city core, yet are residential with no commercial applications—neighborhoods that attract residents that propel a city into greatness.
2. We narrowed our closer examination to include Lincoln Park, (Chicago) Beacon Hill (Boston), and Georgetown (Washington, DC).
3. We also examined other traditional neighborhood locations that have similar open space requirements that Scottsdale residents desire, including Santa Monica, California and Oak Park, Illinois.

RESULTING DESIGN PRINCIPLES AND PRODUCT TYPE

1. Design Principles:
 - Neighborhoods all have a tartan grid pattern with well-defined city blocks;
 - Housing fronts and is open to the street, resulting in excellent pedestrian linkage to the neighborhood and city;
 - Architecture varies in style and treatment, which adds to the character and stimulation of the neighborhood;
 - Although the architecture styles vary, the neighborhood is “bound” by common building set backs and height, side walks, hard scape (benches, light poles), landscaping, and lighting;
 - Finish Floors of the main floors are elevated 2 to 5 feet above curb, which creates a perceived safety and privacy buffer from the rest of the neighborhood;
 - Parallel parking is available on the street in front of residences;

84-DR-2005

- Street traffic is slow and two-way;
- Trees on the street are of the same species and planted in exact spacing and set-back; common tree landscaping “binds” the streetscape;
- The street itself becomes a pedestrian-stimulating environment, where it is more enjoyable to walk down the street than it is to drive down it.

2. Product Types:

- Row houses
- Flats in small 3 to 6 unit buildings
- Flats in large double-lot 7 to 20 unit buildings
- Urban mansions

INCORPORATING POSITIVE DESIGN PRINCIPLES

Site Plan:

Principle: All neighborhoods are city blocks with well-defined neighborhoods.

Incorporation: Urbis 77 is six 300' by 300' city blocks, designed as a pedestrian-centered neighborhood.

Critical Point: Urbis 77 will flow seamlessly within the neighborhood regardless of the product. If it is torn down and redeveloped, as long as new redevelopments incorporate traditional neighborhood design principles, its site plan and structural development will remain functional.

Grid-Pattern

Principle: As in the design of all of the aforementioned neighborhoods, the streets are laid out in a tartan grid pattern. This familiar pattern enables one to easily maneuver within the development.

Incorporation: Urbis 77 adopts a six city-block tartan grid pattern that makes navigation within the site intuitive.

Critical Point: While the design is simple, it creates a vibrant experience by combining the “urban mansion” effect, architecture, hardscape, front yards, lighting, building heights and pedestrian flow—all of which rest on the natural flow of the pattern.

Surface Drive Lanes:

Principle: Surface drive lanes emulate the south slope of Beacon Hill, and other well-established cities with exceptionally designed neighborhoods: the street thereby becomes “open space”.

Incorporation: Urbis 77 surface drive lanes are designed as a pedestrian-stimulating amenity, as opposed to standard asphalt drive lanes.

Critical Point: The streetscape of the six city blocks provides an experience of “open space”—which is primary to pedestrian enjoyment.

Product Type:

Principle: The highest value, most stable neighborhoods have an urban mansion “feel or look” with large front yards and smaller side yards.

Incorporation: Urbis 77 designed buildings adjoin row houses to appear as large urban homes, by incorporating large front yards and perceived twelve foot side yards between buildings.

Critical Point: Urban homes retain value and increase the stability of the neighborhood in the long term.

IDENTIFYING AND REDUCING NEGATIVE DESIGN PRINCIPLES

Because they were designed before the automobile was invented, the neighborhoods we researched have certain limitations:

Parking:

Negative Principle: (1) Properties are under-parked, and garage or secure parking is limited or unavailable; (2) Alleys are unattractive housing for cars, trash containers, and power lines.

Revision: Urbis 77 hides garage doors from street elevations, providing two-car attached garages underground.

Critical Point: While resolving the parking problem, eliminating the alleys also increased the availability of open space by incorporating existing lanes as part of the open space planning.

Outdoor Space:

Negative Principle: (1) Private outdoor yards, patios, balconies, or roof decks are limited or unavailable; (2) Open space and especially contiguous open space to each unit is limited or unavailable.

Revision: Row houses with an urban mansion “look and feel” allow each homeowner to enjoy a private roof deck, and to have multiple areas of attached outdoor space.

Critical Point: This incorporates the best of both urban and suburban living – suburban-like outdoor space with urban amenities

SCOTTSDALE: ADJUSTING THE DESIGN CONCEPT

Urbis 77 will serve Scottsdale as a reduced-density neighborhood (in comparison to Lincoln Park, Beacon Hill or Georgetown) that incorporates the pedestrian-centered street concept of those neighborhoods. Well-designed and strategically placed open space will attract current and new Scottsdale residents who demand and deserve the enjoyment of the Arizona outdoor lifestyle.

With the attraction of residents to outdoor and open space, research shows that Scottsdale residents desire and choose residential locations like Santa Monica, California, and Oak Park, Illinois. Oak Park and Scottsdale were both heavily influenced by Frank Lloyd Wright, who included the “front yard” (an abundance

signifier) in all of his designs. This aesthetic is incorporated into the City of Scottsdale zoning code, which requires designs to include 50% of open space in the front yard.

Thus, Urbis 77 marries the best of both neighborhood design principles: the open space of Oak Park (in front yard and side yards) – with the pedestrian-friendly streetscapes of Beacon Hill.

Urbis 77, per each city block, has 4 open areas, and each open area serves multiple purposes:

1. The open area serves as an extension of its immediately contiguous units, providing the residences with highly useable open space.
2. The front yard gives the visual appearance of the urban mansion as found in less dense, highly successful neighborhoods.
3. The front yard open areas can be enjoyed by others living in the neighborhood without intruding on privacy.
4. Multiple contiguous open spaces allow for greater variation in theme and style, ultimately creating more character for the neighborhood.

SCOTTSDALE: VALIDATING THE CONCEPT

The incredible citizen demand for traditional neighborhood developments across the country have spurred 120 new TND's, from larger master plans to smaller developments. Kierland Commons in Phoenix, the first TND in Arizona, has proven to be highly successful. We believe Urbis 77 will set a standard for the redevelopment of medium-density neighborhoods for the outdoor "city" lifestyle that the residents of Scottsdale deserve.

1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398</
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	--------

[illegible][illegible][illegible]

• SOUND COVERS

[illegible]

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 101–108

1. 2000 年 1 月 1 日	2000 年 1 月 1 日
2. 2000 年 1 月 1 日	2000 年 1 月 1 日
3. 2000 年 1 月 1 日	2000 年 1 月 1 日
4. 2000 年 1 月 1 日	2000 年 1 月 1 日
5. 2000 年 1 月 1 日	2000 年 1 月 1 日
6. 2000 年 1 月 1 日	2000 年 1 月 1 日
7. 2000 年 1 月 1 日	2000 年 1 月 1 日
8. 2000 年 1 月 1 日	2000 年 1 月 1 日
9. 2000 年 1 月 1 日	2000 年 1 月 1 日
10. 2000 年 1 月 1 日	2000 年 1 月 1 日

FIGURE 1. Land use.

☐ POLYMERIZATION OF ALL MONOMERS AND
POLYMERIZATION OF ALL MONOMERS AND
POLYMERIZATION OF ALL MONOMERS AND

CONCEPTUAL GENERAL NOTES

1. CONCENTRATION, LEADERSHIP AND A BUREAUCRATIC SYSTEM: all the LEADERSHIP CONCENTRATION (PERSONNEL, LOCATION, QUANTITY) AND DECISION POWER, BE CONCENTRATED AND HELD BY FEW OR BY ONE PERSON.

C. M. ALLEN AND T. J. HARRIS, JR., DEPT. OF PHYSICS, UNIVERSITY OF CALIFORNIA, BERKELEY, CALIF. 94720

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–402

2. **ADDITIONAL INFORMATION:** Have the respondents all obtained training before working with the program? (Yes/No) _____

7749 East Camelback Road
Scottsdale, Arizona



WATER INTENSIVE LANDSCAPE CALCULATIONS

1977-1980	1981-1985	1986-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2015	2016-2020	2021-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050	2051-2055	2056-2060	2061-2065	2066-2070	2071-2075	2076-2080	2081-2085	2086-2090	2091-2095	2096-2100
1977-1980	1981-1985	1986-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2015	2016-2020	2021-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050	2051-2055	2056-2060	2061-2065	2066-2070	2071-2075	2076-2080	2081-2085	2086-2090	2091-2095	2096-2100

— 10 —

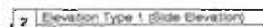
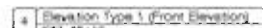
Urbis 77

Conceptual Landscape Plan

Prepared for: Urban Home Development Corporation
May 9, 2006

84-DR-2005
REV: 5/11/2006





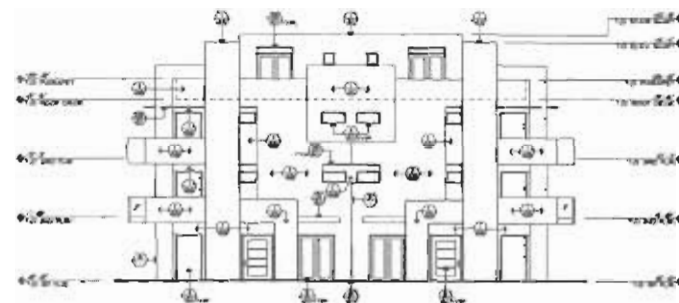
84-DR-2005
REV: 5/11/2006



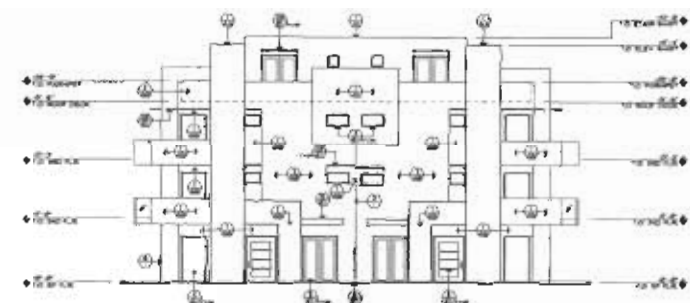
19. Elevation Type 2 (Rear Elevation)
Scale: 1/8" = 1'-0"



4. Elevation Type 2 (Front Elevation)
Scale: 1/8" = 1'-0"



17. Elevation Type 2 (Side Elevation)
Scale: 1/8" = 1'-0"



2. Elevation Type 2 (Side Elevation)
Scale: 1/8" = 1'-0"

MATERIAL / COLOR SCHEDULE	
MATERIALS	COLORS
1. EXTERIOR WALLS: LIGHT GRAY CONCRETE	1. LIGHT GRAY
2. EXTERIOR WALLS: DARK GRAY CONCRETE	2. DARK GRAY
3. EXTERIOR WALLS: WHITE CONCRETE	3. WHITE
4. EXTERIOR WALLS: RED BRICK	4. RED
5. EXTERIOR WALLS: BROWN BRICK	5. BROWN
6. EXTERIOR WALLS: YELLOW BRICK	6. YELLOW
7. EXTERIOR WALLS: BLUE BRICK	7. BLUE
8. EXTERIOR WALLS: GREEN BRICK	8. GREEN
9. EXTERIOR WALLS: PURPLE BRICK	9. PURPLE
10. EXTERIOR WALLS: PINK BRICK	10. PINK
11. EXTERIOR WALLS: ORANGE BRICK	11. ORANGE
12. EXTERIOR WALLS: BROWN BRICK	12. BROWN
13. EXTERIOR WALLS: RED BRICK	13. RED
14. EXTERIOR WALLS: BROWN BRICK	14. BROWN
15. EXTERIOR WALLS: RED BRICK	15. RED
16. EXTERIOR WALLS: BROWN BRICK	16. BROWN
17. EXTERIOR WALLS: RED BRICK	17. RED
18. EXTERIOR WALLS: BROWN BRICK	18. BROWN
19. EXTERIOR WALLS: RED BRICK	19. RED
20. EXTERIOR WALLS: BROWN BRICK	20. BROWN
21. EXTERIOR WALLS: RED BRICK	21. RED
22. EXTERIOR WALLS: BROWN BRICK	22. BROWN
23. EXTERIOR WALLS: RED BRICK	23. RED
24. EXTERIOR WALLS: BROWN BRICK	24. BROWN
25. EXTERIOR WALLS: RED BRICK	25. RED
26. EXTERIOR WALLS: BROWN BRICK	26. BROWN
27. EXTERIOR WALLS: RED BRICK	27. RED
28. EXTERIOR WALLS: BROWN BRICK	28. BROWN
29. EXTERIOR WALLS: RED BRICK	29. RED
30. EXTERIOR WALLS: BROWN BRICK	30. BROWN
31. EXTERIOR WALLS: RED BRICK	31. RED
32. EXTERIOR WALLS: BROWN BRICK	32. BROWN
33. EXTERIOR WALLS: RED BRICK	33. RED
34. EXTERIOR WALLS: BROWN BRICK	34. BROWN
35. EXTERIOR WALLS: RED BRICK	35. RED
36. EXTERIOR WALLS: BROWN BRICK	36. BROWN
37. EXTERIOR WALLS: RED BRICK	37. RED
38. EXTERIOR WALLS: BROWN BRICK	38. BROWN
39. EXTERIOR WALLS: RED BRICK	39. RED
40. EXTERIOR WALLS: BROWN BRICK	40. BROWN
41. EXTERIOR WALLS: RED BRICK	41. RED
42. EXTERIOR WALLS: BROWN BRICK	42. BROWN
43. EXTERIOR WALLS: RED BRICK	43. RED
44. EXTERIOR WALLS: BROWN BRICK	44. BROWN
45. EXTERIOR WALLS: RED BRICK	45. RED
46. EXTERIOR WALLS: BROWN BRICK	46. BROWN
47. EXTERIOR WALLS: RED BRICK	47. RED
48. EXTERIOR WALLS: BROWN BRICK	48. BROWN
49. EXTERIOR WALLS: RED BRICK	49. RED
50. EXTERIOR WALLS: BROWN BRICK	50. BROWN
51. EXTERIOR WALLS: RED BRICK	51. RED
52. EXTERIOR WALLS: BROWN BRICK	52. BROWN
53. EXTERIOR WALLS: RED BRICK	53. RED
54. EXTERIOR WALLS: BROWN BRICK	54. BROWN
55. EXTERIOR WALLS: RED BRICK	55. RED
56. EXTERIOR WALLS: BROWN BRICK	56. BROWN
57. EXTERIOR WALLS: RED BRICK	57. RED
58. EXTERIOR WALLS: BROWN BRICK	58. BROWN
59. EXTERIOR WALLS: RED BRICK	59. RED
60. EXTERIOR WALLS: BROWN BRICK	60. BROWN
61. EXTERIOR WALLS: RED BRICK	61. RED
62. EXTERIOR WALLS: BROWN BRICK	62. BROWN
63. EXTERIOR WALLS: RED BRICK	63. RED
64. EXTERIOR WALLS: BROWN BRICK	64. BROWN
65. EXTERIOR WALLS: RED BRICK	65. RED
66. EXTERIOR WALLS: BROWN BRICK	66. BROWN
67. EXTERIOR WALLS: RED BRICK	67. RED
68. EXTERIOR WALLS: BROWN BRICK	68. BROWN
69. EXTERIOR WALLS: RED BRICK	69. RED
70. EXTERIOR WALLS: BROWN BRICK	70. BROWN
71. EXTERIOR WALLS: RED BRICK	71. RED
72. EXTERIOR WALLS: BROWN BRICK	72. BROWN
73. EXTERIOR WALLS: RED BRICK	73. RED
74. EXTERIOR WALLS: BROWN BRICK	74. BROWN
75. EXTERIOR WALLS: RED BRICK	75. RED
76. EXTERIOR WALLS: BROWN BRICK	76. BROWN
77. EXTERIOR WALLS: RED BRICK	77. RED
78. EXTERIOR WALLS: BROWN BRICK	78. BROWN
79. EXTERIOR WALLS: RED BRICK	79. RED
80. EXTERIOR WALLS: BROWN BRICK	80. BROWN
81. EXTERIOR WALLS: RED BRICK	81. RED
82. EXTERIOR WALLS: BROWN BRICK	82. BROWN
83. EXTERIOR WALLS: RED BRICK	83. RED
84. EXTERIOR WALLS: BROWN BRICK	84. BROWN
85. EXTERIOR WALLS: RED BRICK	85. RED
86. EXTERIOR WALLS: BROWN BRICK	86. BROWN
87. EXTERIOR WALLS: RED BRICK	87. RED
88. EXTERIOR WALLS: BROWN BRICK	88. BROWN
89. EXTERIOR WALLS: RED BRICK	89. RED
90. EXTERIOR WALLS: BROWN BRICK	90. BROWN
91. EXTERIOR WALLS: RED BRICK	91. RED
92. EXTERIOR WALLS: BROWN BRICK	92. BROWN
93. EXTERIOR WALLS: RED BRICK	93. RED
94. EXTERIOR WALLS: BROWN BRICK	94. BROWN
95. EXTERIOR WALLS: RED BRICK	95. RED
96. EXTERIOR WALLS: BROWN BRICK	96. BROWN
97. EXTERIOR WALLS: RED BRICK	97. RED
98. EXTERIOR WALLS: BROWN BRICK	98. BROWN
99. EXTERIOR WALLS: RED BRICK	99. RED
100. EXTERIOR WALLS: BROWN BRICK	100. BROWN

84-DR-2005
REV: 5/11/2006



K&I
ARCHITECTS
1000 N. 1st St.
Suite 100
Phoenix, AZ 85004
Phone: 602.254.1000
Fax: 602.254.1001
www.kandiarchitects.com

Urban
Home
Development
Corporation

Urbis 77
Urban Home Neighborhood
S.W.C. of East Camelback Road
and North 78th Street
Scottsdale, Arizona

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	5/11/2006
2	ISSUED FOR PERMITTING	5/11/2006
3	ISSUED FOR PERMITTING	5/11/2006
4	ISSUED FOR PERMITTING	5/11/2006
5	ISSUED FOR PERMITTING	5/11/2006
6	ISSUED FOR PERMITTING	5/11/2006
7	ISSUED FOR PERMITTING	5/11/2006
8	ISSUED FOR PERMITTING	5/11/2006
9	ISSUED FOR PERMITTING	5/11/2006
10	ISSUED FOR PERMITTING	5/11/2006

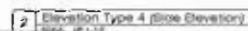
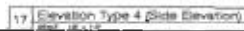
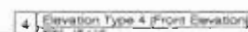
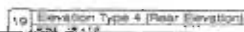
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	5/11/2006
2	ISSUED FOR PERMITTING	5/11/2006
3	ISSUED FOR PERMITTING	5/11/2006
4	ISSUED FOR PERMITTING	5/11/2006
5	ISSUED FOR PERMITTING	5/11/2006
6	ISSUED FOR PERMITTING	5/11/2006
7	ISSUED FOR PERMITTING	5/11/2006
8	ISSUED FOR PERMITTING	5/11/2006
9	ISSUED FOR PERMITTING	5/11/2006
10	ISSUED FOR PERMITTING	5/11/2006

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	5/11/2006
2	ISSUED FOR PERMITTING	5/11/2006
3	ISSUED FOR PERMITTING	5/11/2006
4	ISSUED FOR PERMITTING	5/11/2006
5	ISSUED FOR PERMITTING	5/11/2006
6	ISSUED FOR PERMITTING	5/11/2006
7	ISSUED FOR PERMITTING	5/11/2006
8	ISSUED FOR PERMITTING	5/11/2006
9	ISSUED FOR PERMITTING	5/11/2006
10	ISSUED FOR PERMITTING	5/11/2006

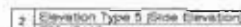
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	5/11/2006
2	ISSUED FOR PERMITTING	5/11/2006
3	ISSUED FOR PERMITTING	5/11/2006
4	ISSUED FOR PERMITTING	5/11/2006
5	ISSUED FOR PERMITTING	5/11/2006
6	ISSUED FOR PERMITTING	5/11/2006
7	ISSUED FOR PERMITTING	5/11/2006
8	ISSUED FOR PERMITTING	5/11/2006
9	ISSUED FOR PERMITTING	5/11/2006
10	ISSUED FOR PERMITTING	5/11/2006



A-202

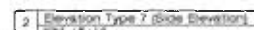
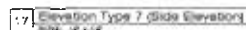
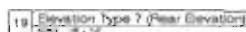
[illegible]

84-DR-2C05
REV: 5/11/2006

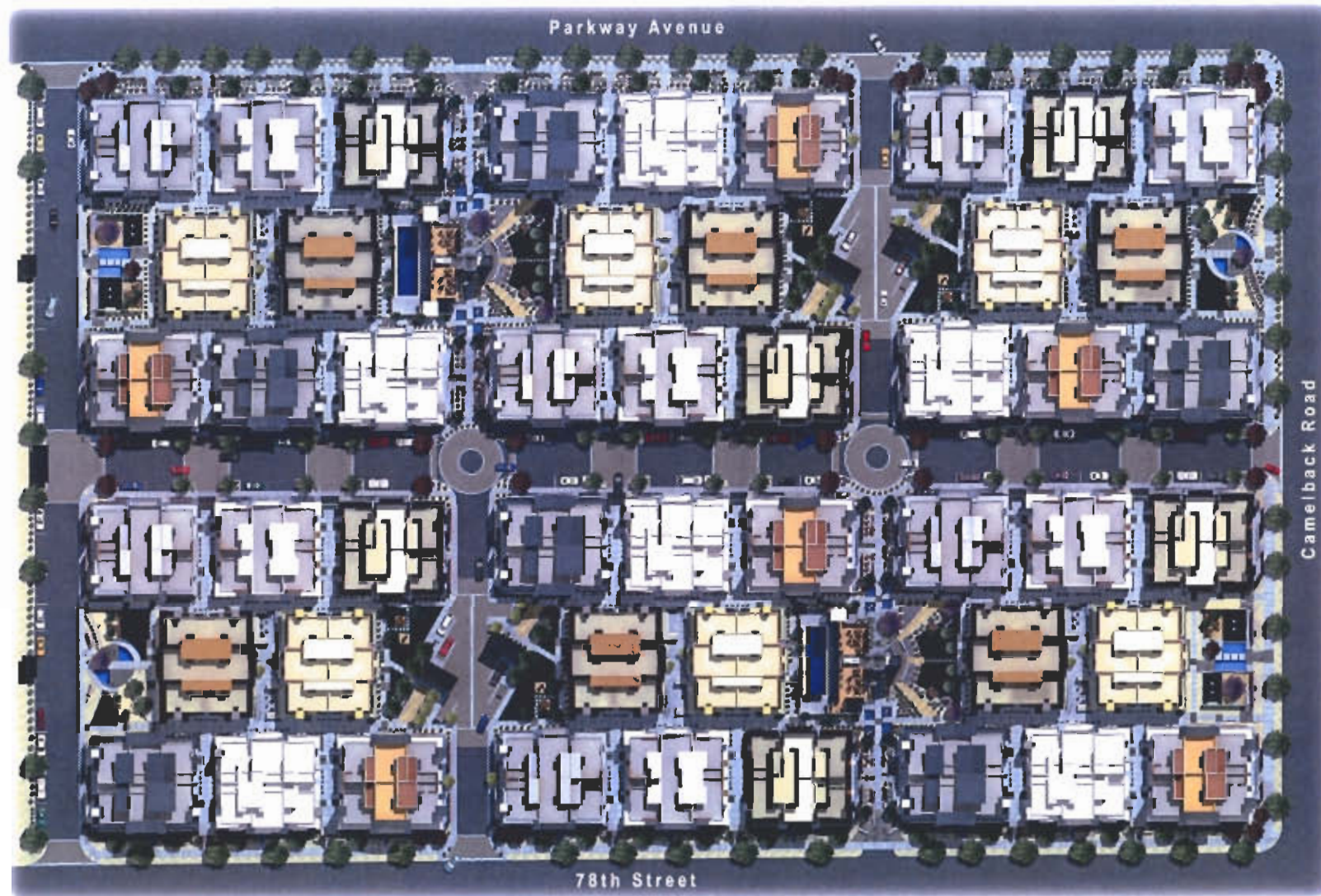
[illegible]



84-DR-2005
REV: 5/11/2006



84-DR-2005
REV: 5/11/2006



K & I
ARCHITECTS
1000 N. 1st St.
Phoenix, AZ 85004
Phone: 602.254.1111
Fax: 602.254.1112

Urban
Home
Development
Corporation

Urbis 77
Urban Home Neighborhood
8 W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

REVISIONS	DATE	BY	APP'D
1. Initial Design	5/11/2006	J. Smith	J. Smith
2. Final Design	5/11/2006	J. Smith	J. Smith
3. Final Design	5/11/2006	J. Smith	J. Smith
4. Final Design	5/11/2006	J. Smith	J. Smith
5. Final Design	5/11/2006	J. Smith	J. Smith
6. Final Design	5/11/2006	J. Smith	J. Smith
7. Final Design	5/11/2006	J. Smith	J. Smith
8. Final Design	5/11/2006	J. Smith	J. Smith
9. Final Design	5/11/2006	J. Smith	J. Smith
10. Final Design	5/11/2006	J. Smith	J. Smith





Building Type 1



Building Type 2



Building Type 3



Building Type 4



Building Type 5



Building Type 6



Building Type 7



Building Type 8



K&I
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z

Urban
Home
Development
Corporation

Urbis 77
Urban Homes Neighborhood
S.W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

1. **REDAZIONE**
 2. **ABBONAMENTI**
 3. **RICERCA**
 4. **STAMPATO**
 5. **CONTRIBUTO**
 6. **ALTRA**
 7. **ALTRA**
 8. **ALTRA**
 9. **ALTRA**
 10. **ALTRA**
 11. **ALTRA**
 12. **ALTRA**
 13. **ALTRA**
 14. **ALTRA**
 15. **ALTRA**
 16. **ALTRA**
 17. **ALTRA**
 18. **ALTRA**
 19. **ALTRA**
 20. **ALTRA**
 21. **ALTRA**
 22. **ALTRA**
 23. **ALTRA**
 24. **ALTRA**
 25. **ALTRA**
 26. **ALTRA**
 27. **ALTRA**
 28. **ALTRA**
 29. **ALTRA**
 30. **ALTRA**
 31. **ALTRA**
 32. **ALTRA**
 33. **ALTRA**
 34. **ALTRA**
 35. **ALTRA**
 36. **ALTRA**
 37. **ALTRA**
 38. **ALTRA**
 39. **ALTRA**
 40. **ALTRA**
 41. **ALTRA**
 42. **ALTRA**
 43. **ALTRA**
 44. **ALTRA**
 45. **ALTRA**
 46. **ALTRA**
 47. **ALTRA**
 48. **ALTRA**
 49. **ALTRA**
 50. **ALTRA**
 51. **ALTRA**
 52. **ALTRA**
 53. **ALTRA**
 54. **ALTRA**
 55. **ALTRA**
 56. **ALTRA**
 57. **ALTRA**
 58. **ALTRA**
 59. **ALTRA**
 60. **ALTRA**
 61. **ALTRA**
 62. **ALTRA**
 63. **ALTRA**
 64. **ALTRA**
 65. **ALTRA**
 66. **ALTRA**
 67. **ALTRA**
 68. **ALTRA**
 69. **ALTRA**
 70. **ALTRA**
 71. **ALTRA**
 72. **ALTRA**
 73. **ALTRA**
 74. **ALTRA**
 75. **ALTRA**
 76. **ALTRA**
 77. **ALTRA**
 78. **ALTRA**
 79. **ALTRA**
 80. **ALTRA**
 81. **ALTRA**
 82. **ALTRA**
 83. **ALTRA**
 84. **ALTRA**
 85. **ALTRA**
 86. **ALTRA**
 87. **ALTRA**
 88. **ALTRA**
 89. **ALTRA**
 90. **ALTRA**
 91. **ALTRA**
 92. **ALTRA**
 93. **ALTRA**
 94. **ALTRA**
 95. **ALTRA**
 96. **ALTRA**
 97. **ALTRA**
 98. **ALTRA**
 99. **ALTRA**
 100. **ALTRA**

84-DR-2005
REV: 5/11/2006

PR-1



1 Front Elevation - Type 1
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 1
SCALE: 3/32" = 1'-0"



84-DR-2005
REV: 5/1/2005

K&I
ARCHITECTS &
INTERIORS, L.L.C.
1750 N. CENTRAL AVE.
PHOENIX, AZ 85004
TEL: 602.252.3038
FAX: 602.252.3039

Urbis 77
Urban Homes Neighborhood
S.W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

Urban Home
Development
Corporation

ELEV-1



1 Front Elevation - Type 2
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 2
SCALE: 3/32" = 1'-0"



A1
EPS TO MATCH FAZITE
"TRIM" BLOCK
10000



A4
EPS TO MATCH FAZITE
"TRIM" BLOCK
10000



A5
EPS TO MATCH FAZITE
"TRIM" BLOCK
10000



E1
EPS TO MATCH FAZITE
"TRIM" BLOCK
10000



A6
EPS TO MATCH FAZITE
"TRIM" BLOCK
10000



A7
EPS TO MATCH FAZITE
"TRIM" BLOCK
10000



A8
EPS TO MATCH FAZITE
"TRIM" BLOCK
10000

84-DR-2005
REV: 5/11/2006



K&J
INTERIORS, L.L.C.
11500 CENTRAL AVE.
SUITE 200
PHOENIX, AZ 85004
PH: 602.350.3838
FAX: 602.252.2839

Urbis 77

Urban Homes Neighborhood
S.W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

Urban Home
Development
Corporation

ELEV-21

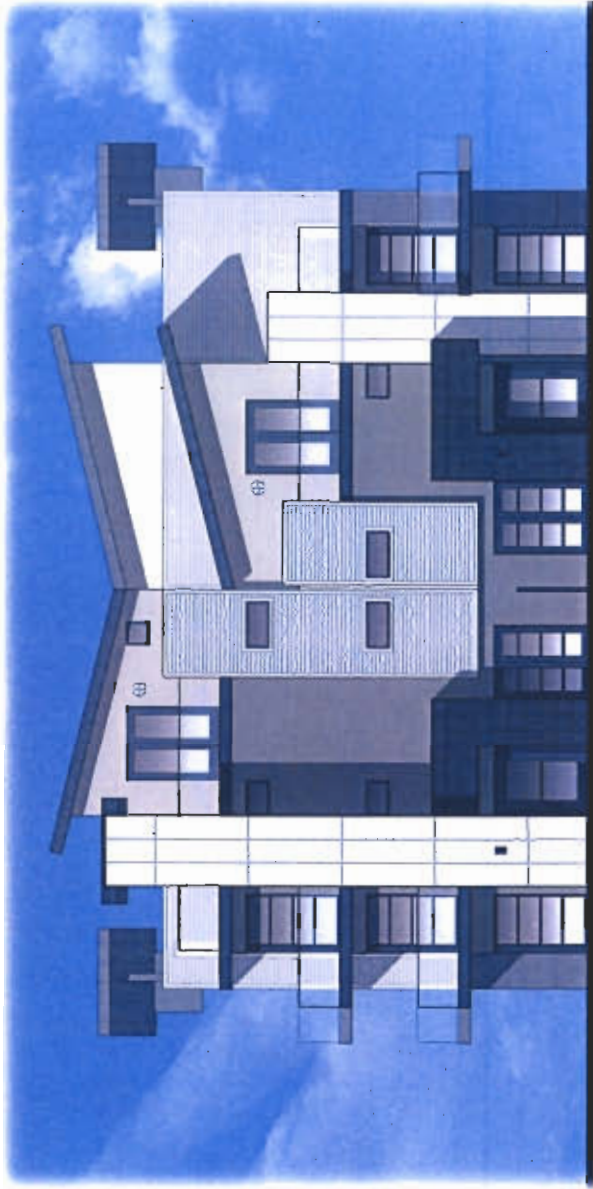
05.40.01

04-03-06



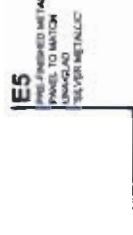
1 Front Elevation - Type 3

SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 3

SCALE: 3/32" = 1'-0"



84-DR-2005
REV 5/11/2006



K&J
ARCHITECTS &
INTERIORS, L.L.C.
1000 N. CENTRAL AVE.
SUITE 200
PHOENIX, AZ 85004
PH: 602.262.3038
FAX: 602.262.3039

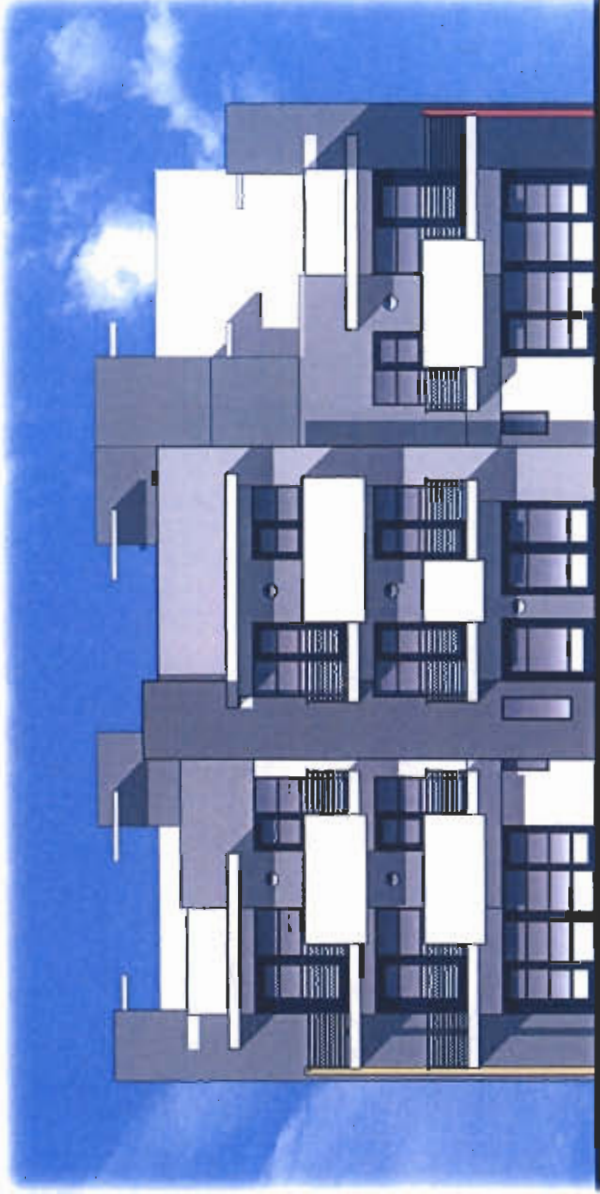
Urbis 77

Urban Homes Neighborhood
S.W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

04-03-06

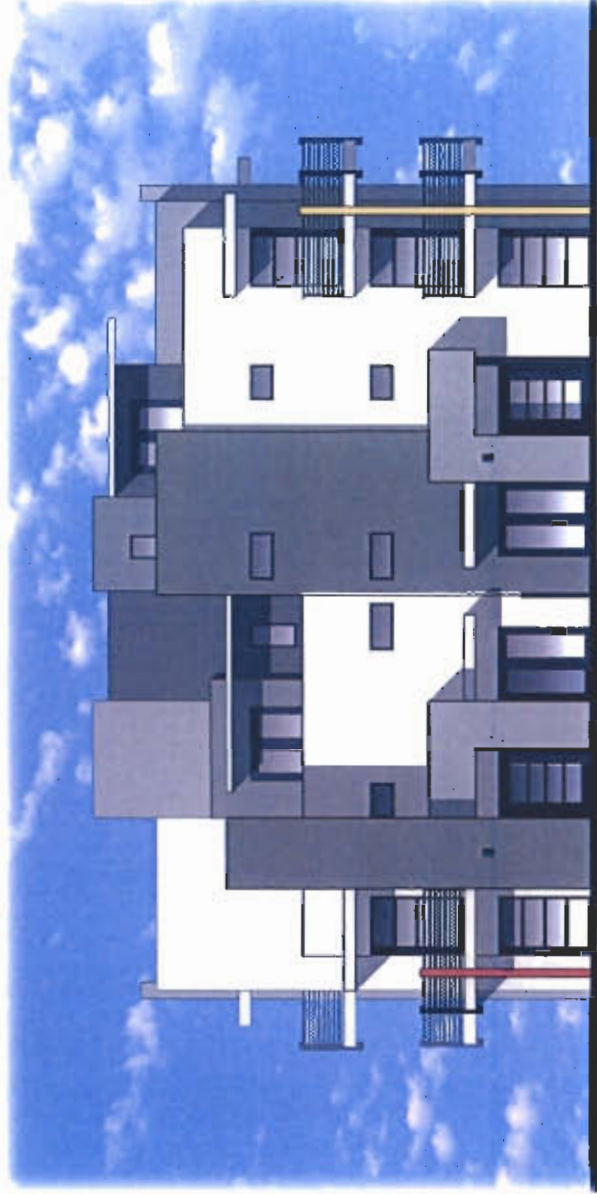
Urban Home
Development
Corporation

ESC-3.1



1 Front Elevation - Type 4

SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 4

SCALE: 3/32" = 1'-0"

A11
REFS TO MATCH FINISH
EUROPEAN GRAY
6011W

A12
REFS TO MATCH FINISH
TUSCAN CANDLE
6020W

A13
REFS TO MATCH FINISH
TUSCAN CANDLE
6020W

A14
REFS TO MATCH FINISH
TUSCAN CANDLE
6020W

A15
REFS TO MATCH FINISH
COLD PORCH
6011W

E4
PRE-FINISHED METAL
PANEL BY URM-CLAD
SATIN CAME BRONZE

E6
PRE-FINISHED METAL
PANEL BY URM-CLAD
STONE WHITE

84-DR-2005
REV: 5/11/2006

K&J
ARCHITECTS &
INTERIORS, L.L.C.
10861 N. CENTRAL AVE.
SUITE 200
PHOENIX, AZ 85004
PH: 602.262.3038
FAX: 602.262.3039

Urbis 77
Urban Homes Neighborhood
S.W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

Urban Home
Development
Corporation

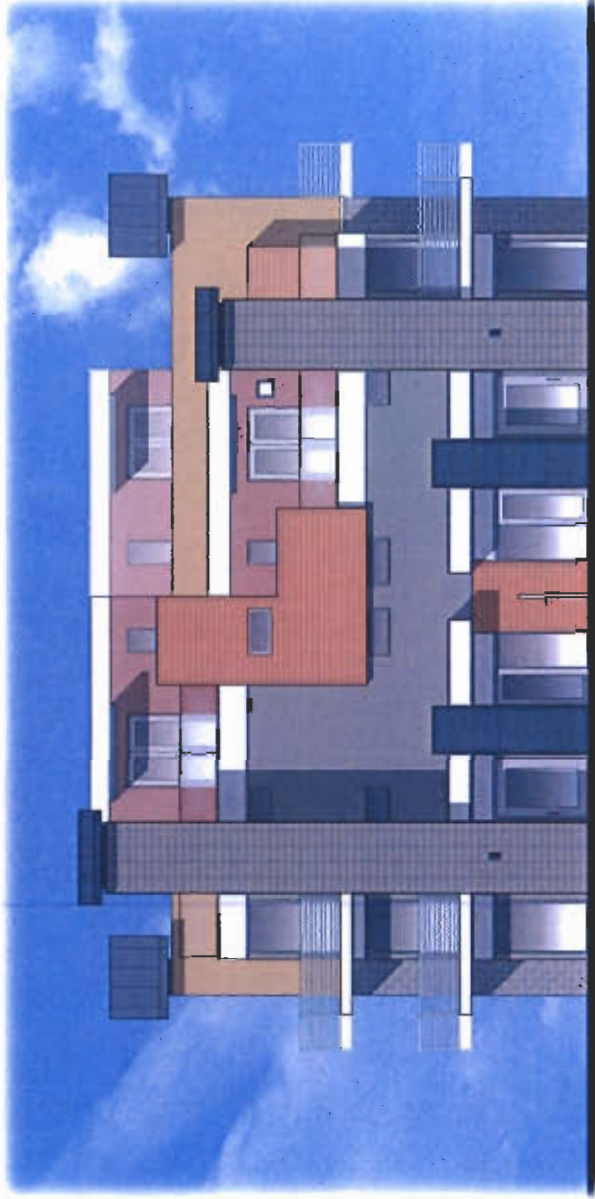
05 40 01

04-03-06

EUCY-4.1



1 Front Elevation - Type 5
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 5
SCALE: 3/32" = 1'-0"



A3
EPS TO MATCH FAZIE
UNGLAZED
1776R



A4
EPS TO MATCH FAZIE
UNGLAZED
1776R



A7
EPS TO MATCH FAZIE
UNGLAZED CANTON
8276R



A10
EPS TO MATCH FAZIE
UNGLAZED
8794D



IE5
PRE-FINISHED METAL
PANEL BY UNAGLAD
SILVER METALLIC



E7
PRE-FINISHED METAL
PANEL BY UNAGLAD
CHARCOAL GRAY



C2
SMOOTH FAZIE CMU
STAINED TO MATCH
SUPERLITE
CHARCOAL

84-DR-2005
REV: 5/11/2006



K&I
ARCHITECTS &
INTERIORS, L.L.C.
1150 N. CENTRAL AVE.
PHOENIX, AZ 85004
PH: 602.262.3638
FAX: 602.262.3508

Urbis 77

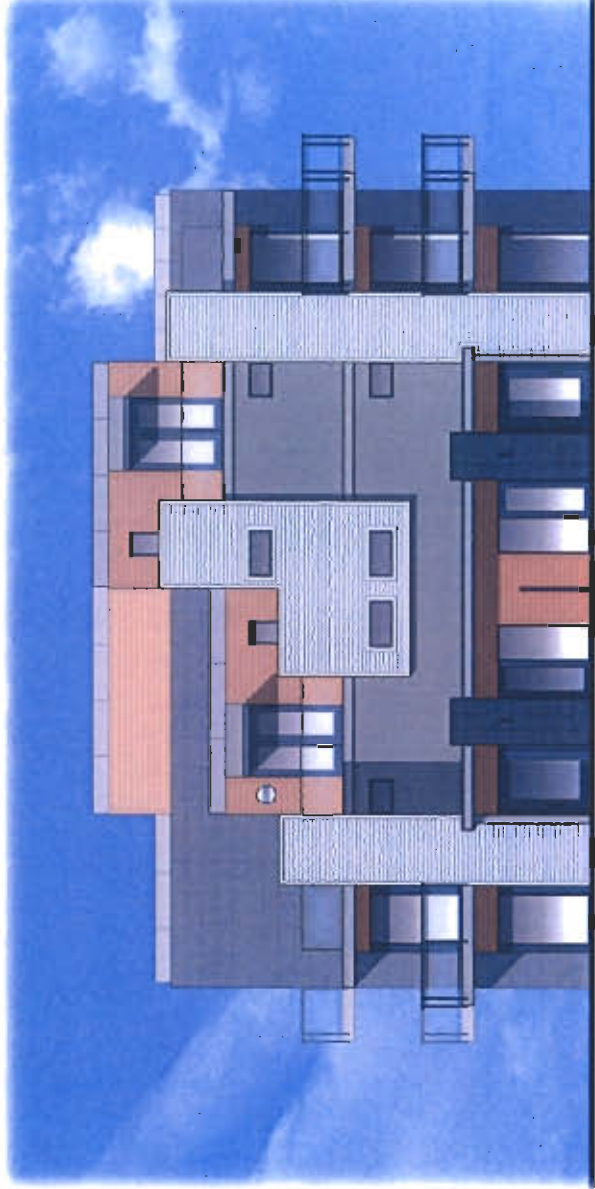
Urban Homes Neighborhood
S.W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

Urban Home
Development
Corporation



1 Front Elevation - Type 6.1

SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 6.1

SCALE: 3/32" = 1'-0"



A3
PRE-FINISHED METAL
PANEL TO MATCH FAIRFAX
VALLEY GOLD
1774N



A10
PRE-FINISHED METAL
PANEL TO MATCH FAIRFAX
BLACKSTONE
1774N



E3
PRE-FINISHED METAL
PANEL BY UNACLOAD
"VITISCAPE"



E5
PRE-FINISHED METAL
PANEL BY UNACLOAD
"SILVER METALLIC"



E5
PRE-FINISHED
CORRUGATED METAL
PANEL TO MATCH
UNACLOAD
"SILVER METALLIC"



E7
PRE-FINISHED METAL
PANEL BY UNACLOAD
"CHAMBERLAIN GRAY"



B1
SLATE TILE BY ARIZONA
TILE FROM THE SANTA FE
COLLECTION
"MOUNTAIN BLACK"

84-DR-2005
REV: 5/1/2006



K&I
ARCHITECTS &
INTERIORS, LLC
1000 N. CENTRAL AVE
SUITE 1000
PHOENIX, AZ 85004
PH: 602.262.3838
FAX: 602.262.3039

Urbis 77

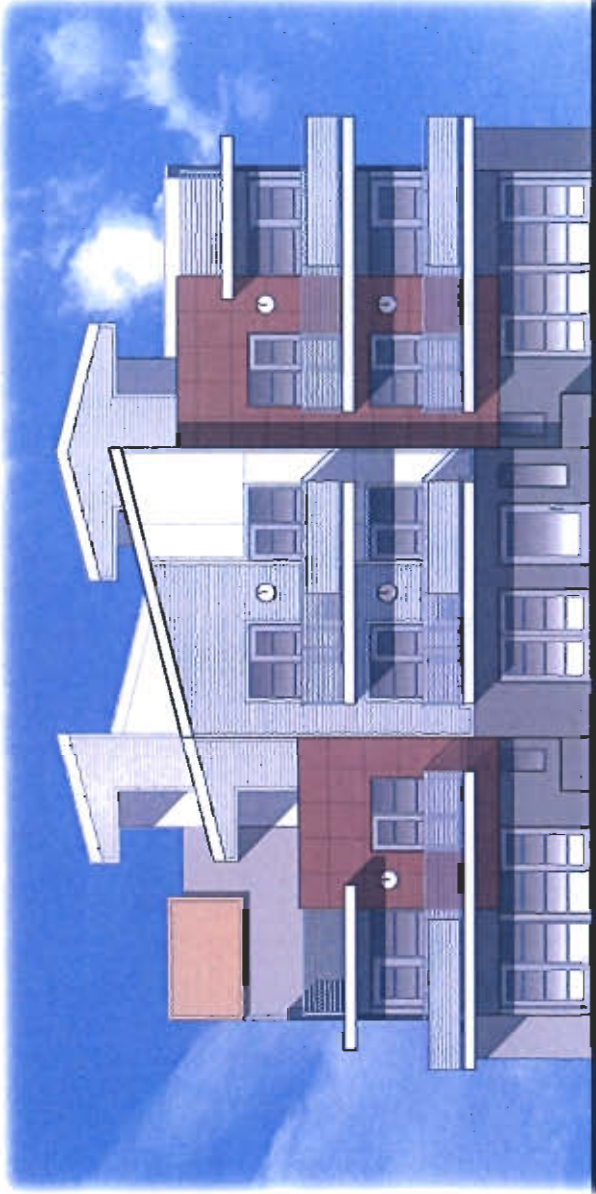
Urban Homes Neighborhood
S.W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

Urban Home
Development
Corporation

Elev-6.1

05.40.01

04.03.05



1 Front Elevation - Type 7.1

SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 7.1

SCALE: 3/32" = 1'-0"

A3
PRE-FINISHED METAL
PANEL BY UNACAD
TALLINN GOLD
2770A

A7
PRE-FINISHED METAL
PANEL TO MATCH
TALLINN
5270A

A10
PRE-FINISHED METAL
PANEL TO MATCH
BLACKSTONE
6714D

E5
PRE-FINISHED METAL
PANEL BY UNACAD
SILVER METALLIC

E5
PRE-FINISHED
CORRUGATED METAL
PANEL TO MATCH
SILVER METALLIC

B1
SLATE TILE BY ARIZONA
TILE FROM THE SANTA FE
COLLECTION
MONTANA BLACK

84-DR-2006
REV: 5/11/2006



K&J
**ARCHITECTS &
INTERIORS, L.L.C.**
10850 N. CENTRAL AVE.
SUITE 200
PHOENIX, AZ 85004
PH: 602-252-3538
FAX: 602-252-3539

Urbis 77
Urban Homes Neighborhood
S.W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

**Urban Home
Development
Corporation**



1 Front Elevation - Type 8.1
SCALE: 3/32" = 1'-0"



2 Side Elevation - Type 8.1
SCALE: 3/32" = 1'-0"



A1
PRE-FINISHED METAL
PANEL BY UNACLOAD
(Dark Gray)



A2
PRE-FINISHED METAL
PANEL BY UNACLOAD
(Light Gray)



A3
PRE-FINISHED METAL
PANEL BY UNACLOAD
(Reddish-Brown)



A7
PRE-FINISHED METAL
PANEL BY UNACLOAD
(Dark Gray)



E1
PRE-FINISHED METAL
PANEL BY UNACLOAD
(Dark Gray)



E2
PRE-FINISHED METAL
PANEL BY UNACLOAD
(Light Gray)



C3
FOUNDER'S FINISH C.M.
STAINED TO MATCH
SUPERLITE
(Dark Gray)

84-DR-2005
REV: 5/1/2006



K&I
ARCHITECTS &
INTERIORS, L.L.C.
1100 N. CENTRAL AVE.
SUITE 100, AZ 85028
PH: 602.262.3038
FAX: 602.262.3039

Urban Home
Development
Corporation

Urban Homes Neighborhood
S.W.C. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

05 40 01



K & L
ARCHITECTS
1000 N. 7th Street
Suite 100
Scottsdale, AZ 85261
Phone: 480.344.1111
Fax: 480.344.1112
www.kandlarchitects.com

Urban Home
Development
Corporation

Urbis 77
Urban Home's Neighborhood
S.W. G. of East Camelback Road
And North 78th Street
Scottsdale, Arizona

REVISIONS	DATE	BY	APP
1	05/11/2006	KL	KL
2	05/11/2006	KL	KL
3	05/11/2006	KL	KL
4	05/11/2006	KL	KL
5	05/11/2006	KL	KL
6	05/11/2006	KL	KL
7	05/11/2006	KL	KL
8	05/11/2006	KL	KL
9	05/11/2006	KL	KL
10	05/11/2006	KL	KL
11	05/11/2006	KL	KL
12	05/11/2006	KL	KL
13	05/11/2006	KL	KL
14	05/11/2006	KL	KL
15	05/11/2006	KL	KL
16	05/11/2006	KL	KL
17	05/11/2006	KL	KL
18	05/11/2006	KL	KL
19	05/11/2006	KL	KL
20	05/11/2006	KL	KL
21	05/11/2006	KL	KL
22	05/11/2006	KL	KL
23	05/11/2006	KL	KL
24	05/11/2006	KL	KL
25	05/11/2006	KL	KL
26	05/11/2006	KL	KL
27	05/11/2006	KL	KL
28	05/11/2006	KL	KL
29	05/11/2006	KL	KL
30	05/11/2006	KL	KL
31	05/11/2006	KL	KL
32	05/11/2006	KL	KL
33	05/11/2006	KL	KL
34	05/11/2006	KL	KL
35	05/11/2006	KL	KL
36	05/11/2006	KL	KL
37	05/11/2006	KL	KL
38	05/11/2006	KL	KL
39	05/11/2006	KL	KL
40	05/11/2006	KL	KL
41	05/11/2006	KL	KL
42	05/11/2006	KL	KL
43	05/11/2006	KL	KL
44	05/11/2006	KL	KL
45	05/11/2006	KL	KL
46	05/11/2006	KL	KL
47	05/11/2006	KL	KL
48	05/11/2006	KL	KL
49	05/11/2006	KL	KL
50	05/11/2006	KL	KL
51	05/11/2006	KL	KL
52	05/11/2006	KL	KL
53	05/11/2006	KL	KL
54	05/11/2006	KL	KL
55	05/11/2006	KL	KL
56	05/11/2006	KL	KL
57	05/11/2006	KL	KL
58	05/11/2006	KL	KL
59	05/11/2006	KL	KL
60	05/11/2006	KL	KL
61	05/11/2006	KL	KL
62	05/11/2006	KL	KL
63	05/11/2006	KL	KL
64	05/11/2006	KL	KL
65	05/11/2006	KL	KL
66	05/11/2006	KL	KL
67	05/11/2006	KL	KL
68	05/11/2006	KL	KL
69	05/11/2006	KL	KL
70	05/11/2006	KL	KL
71	05/11/2006	KL	KL
72	05/11/2006	KL	KL
73	05/11/2006	KL	KL
74	05/11/2006	KL	KL
75	05/11/2006	KL	KL
76	05/11/2006	KL	KL
77	05/11/2006	KL	KL
78	05/11/2006	KL	KL
79	05/11/2006	KL	KL
80	05/11/2006	KL	KL
81	05/11/2006	KL	KL
82	05/11/2006	KL	KL
83	05/11/2006	KL	KL
84	05/11/2006	KL	KL
85	05/11/2006	KL	KL
86	05/11/2006	KL	KL
87	05/11/2006	KL	KL
88	05/11/2006	KL	KL
89	05/11/2006	KL	KL
90	05/11/2006	KL	KL
91	05/11/2006	KL	KL
92	05/11/2006	KL	KL
93	05/11/2006	KL	KL
94	05/11/2006	KL	KL
95	05/11/2006	KL	KL
96	05/11/2006	KL	KL
97	05/11/2006	KL	KL
98	05/11/2006	KL	KL
99	05/11/2006	KL	KL
100	05/11/2006	KL	KL

